

**ORDINANCE NO. 07-03-2024- C**

**AN ORDINANCE AMENDING, REPEALING, AND ENACTING PORTIONS OF THE PAYSON CITY MUNICIPAL CODE, TITLE 13 ZONING, APPENDIX A LAND USE CATEGORIES.**

**WHEREAS**, Payson City has previously adopted Title 13 Zoning, Appendix A, Land Use Categories of the Revised Ordinances of Payson City; and

**WHEREAS**, the Payson City Council desires to update and amend Title 13 Zoning, Appendix A, Land Use Categories; and

**WHEREAS**, Payson City Staff recommends various changes to Title 13 Zoning, Appendix A, Land Use Categories including adding or deleting uses and changing permitted uses in various zones.

**NOW, THEREFORE**, be it ordained by the City Council of Payson, Utah, that Title 13 Zoning, Appendix A is hereby amended as follows.

(SEE ATTACHED)

This Ordinance shall take effect immediately upon passage by the Payson City Council and subsequent publication according to State Law and city ordinances.

Passed and ordained by the Payson City Council, Utah, and effective this 3rd day of July 2024.

  
William R. Wright, Mayor

ATTEST:

  
Kim E. Holindrake, City Recorder



**ORDINANCE PASSAGE BY THE CITY COUNCIL OF PAYSON, UTAH  
ON THE 3RD DAY OF JULY 2024**

Ordinance No. 07-03-2024-C

**Title: AN ORDINANCE AMENDING, REPEALING, AND ENACTING PORTIONS OF THE PAYSON CITY MUNICIPAL CODE, TITLE 13 ZONING, APPENDIX A LAND USE CATEGORIES.**

**ROLL CALL VOTE:**

Councilmember Brett Christensen  
 Councilmember Taresa Hiatt  
 Councilmember Brian Hulet  
 Councilmember Anne Moss  
 Councilmember Ryan Rowley  
 Mayor William R. Wright

Motion	Second	Yes	No	Abstain	Absent
		X			
	X	X			
		X			
X		X			
		X			



1	All-purpose apparel manufacturing	P	P						
2	Luggage, handbags and miscellaneous textiles	P	P						
3	<del>Curtains and draperies</del> All-purpose textile manufacturing	P	P						
<b>Apparel and Accessories - Retail</b>									
1	Clothing, <del>and</del> apparel					P	P	P	P
2	<del>Clothing accessories and specialties (not sexually oriented)</del>					P	P	P	P
3	Sexually oriented clothing accessories and specialties		C						
4	<del>Shoes and footwear</del>					P	P	P	P
<b>Automotive, <u>Recreation, Marine and Equipment</u> <del>and Marine</del> - Retail</b>									
1	Automobile and passenger truck sales	P					P	P	
2	Recreational vehicle and travel trailers	P					P	P	
3	Construction and heavy equipment sales, animal trailer, tractor and farm implement	P	<u>P</u>						
4	Automotive accessories	<u>P</u>				P	P	P	
5	Tire sales and minor automotive maintenance (no outdoor storage)	<u>P</u>					P	P	
6	Gas stations with convenience store	<u>P</u>					P	P	
<u>7</u>	<u>Gas station without convenience store</u>	<u>P</u>					<u>A</u>	<u>A</u>	
<u>78</u>	Marine craft sales, rental and accessories	<u>P</u>					P	P	
<u>89</u>	Marine craft service	P					A	A	
<u>910</u>	Motorcycles, snowmobiles and off-road vehicle sales	P					P	P	
<b>Building Materials - Retail</b>									
1	Home improvement centers (greater than 10,000 square feet)	<u>P</u>					P	P	
2	Hardware store (less than 10,000 square feet)	<u>P</u>				<u>P</u>	P	P	
3	Lumber yards	P	P				<u>P</u>		
4	Heating and plumbing equipment	P	<u>P</u>				P	P	
5	Paint, glass, and wallpaper	P	<u>P</u>				P	P	

6	Electrical and lighting supplies	P	<u>P</u>				P	P		
7	Flooring materials and products	P	P				P	P		
8	Garage door sales and accessories	P	<u>P</u>				P	P		
<b>Business Services</b>										
1	Advertising agencies	P					P	P	P	P*
2	Business and management consulting services	P					P	P	P	P*
3	Travel agencies and arrangement services						P	P	P	P*
4	Outdoor advertising businesses	P	P							
5	Credit reporting, adjustment and collection services	P			P	P	P			P*
6	Blueprinting, retail photocopying, and other duplicating services	P					P	P	P	
7	Extermination and pest control services	P	P							
8	Security systems and locksmithing	P					P	P		
9	Employment and recruiting services	P					P	P	P	P*
10	Food lockers	P	P							P
11	Household goods warehousing and storage (storage units)	P	P							
12	Research, development and testing services	P		P	<u>P</u>					
13	Watch, clock, and jewelry sales and repair	P					<u>P</u>	P	P	<u>P</u>
14	Detective and protective services	P					P	P	P	P*
15	Equipment and machinery rental and leasing	P	P					C		
16	Photography and photofinishing	P					P	P	P	P
17	Automobile rental services	P					P	P		
18	Service truck rental services	P	P					C		
19	Collection of recyclable materials (not to include processing or ferrous metals)	C	P							
20	Private postal services						A	P	P	A
21	Call Centers, telemarketing, and phone research businesses	P**			P**					
22	Taxidermy	P						P		
23	Gunsmithing	P					<u>P</u>	P	P	
<del>24</del>	<del>Personal transportation services (taxi and limousines)</del>	<del>P</del>	<del>P</del>					<del>P</del>		

*	Second story or higher or basement only									
**	Must satisfy specific parking requirements of PCC 13.10									
<b>Chemical Products - Manufacturing</b>										
1	Medicinal chemicals and botanical products	P	P	P						
2	Pharmaceutical preparations	P	P	P						
<b>Communication Facilities</b>										
1	Telephone exchange stations	P	P				P			
2	Telephone relay towers (microwave)	C	C							
3	Radio broadcasting studios	P	P				P			
4	Radio transmitting stations and towers	C	C							
5	Television broadcasting studios	P	P				C			
6	Television transmitting stations and relay tower	C	C							
7	Radio and television broadcasting studios (combined systems)	P	P				C			
8	Cellular and low power towers	*	*							*
*	In accordance with PCC 13.36									
<b>Construction Contractors and Services</b>										
1	Building construction general contractor (office only)	P	P				P			
2	Landscaping services and products	P	P				C			
3	General construction contractor	P	P							
4	Plumbing, heating, and air conditioning	P	P				P			
5	Painting, paper and decorating services	P	P				P			
6	Electrical contracting	P	P			P	P			
7	Masonry, stonework, tile setting, and plastering services	P	P							
8	Carpentry and woodwork	P	P				P			
9	Roofing services	P	P				E			
10	Concrete services, finish work, form work/flat work	P	P							

11	Water well drilling	P	P						
12	Fencing contractors	P	P						
13	Fencing manufacturing and fabrication	P	P						
<b>Cultural Activities and Nature Exhibits</b>									
1	Libraries					P	P	P	P
2	Museums					P	P	P	P
3	Art Galleries					P	P	P	P
4	Planetaria					P	P	P	P
5	Aquariums					P	P	P	P
6	Botanical gardens and arboretums			P				P	P
<del>7</del>	<del>Zoos</del>								
<del>7</del>	Historic and monument sites	P	P	P	P	P	P	P	P
<b>Eating and Drinking Places - Retail</b>									
1	Restaurants (no drive through facilities)					P	P	P	P
2	Fast Food						P	P	
3	Fast food (no drive through facilities)					P	P	P	P
4	Taverns, bars, and sports bars					P	P	P	P
5	Microbreweries <u>and distilleries</u>					AP	AP	AP	AP
<b>Educational Services</b>									
1	Commercial child care centers				P	P	P	P	
2	Preschool operations						P	P	
3	Universities and colleges	P		P			P	P	
4	Junior colleges	P		P			P	P	
5	Vocational and trade schools	P	P				P	P	
6	Barber and beauty schools					P	P	P	
7	Art and music schools					P	P	P	
8	Dancing schools					P	P	P	
9	Driving schools	P	P						
10	Independent schools					P	P		
<b>Fabricated Metal Products - Manufacturing</b>									
1	Small arms and ammunition	P	P						
2	Engines and turbines		P						





1	Furniture and home furnishings					P	P	P	P	
2	Floor coverings					A	P	P		
3	Draperies, curtains, and upholstery					A	P	P		
4	China, glassware, and metalwork					P	P	P	P	
5	Household appliances						P	P		
6	Electronic equipment						P	P		
<b>Government Structure and Facilities</b>										
1	Local government structures	P	P	P	P	P	P	P	P	P
2	Government facilities with storage	P	P	C	C	C	C	C	C	C
<b>Lumber, Wood and Composite Products - Manufacturing</b>										
1	Hardwood flooring	P	P							
2	Millwork		P							
3	Veneer and plywood		P							
4	Prefabricated wooden buildings		P							
5	Wooden containers		P							
6	Composite building materials and products	P	P							
<b>Metal - Manufacturing</b>										
1	Secondary smelting and refining of nonferrous metals and alloys		P							
2	Rolling, drawing, and extruding of aluminum		P							
3	Rolling, drawing, and extruding of nonferrous metals		P							
4	Drawing and insulating of nonferrous wire		P							
5	Nonferrous foundries		P							
6	Safes and security products	P	P							
<b>Other Retail Sales</b>										
1	Department stores						P	P		
2	Variety stores					P	P	P	P	
3	Sporting goods					P	P	P		
4	Wholesaler retailer						P	P		
5	Arts, crafts, and hobbies					P	P	P	P	

6	Musical instruments					P	P	P	P	
7	Prescription drugs, pharmacy and major drug and related dispensing				P	A	P	P	A	
8	Liquor stores					P	P	P		
9	Antiques					P	P	P	P	
10	Secondhand merchant (no outdoor storage or display areas)						P	P		
11	Books, stationary and office supplies					P	P	P	P	
12	Accessory animal supplies and tack shops					P	P	P		
13	Bicycles					P	P	P	P	
14	Toy stores					P	P	P	P	
15	Hay, grains, and feeds	P	P							P
16	Jewelry and precious metals					P	P	P	P	
17	Florists					P	P	P	P	
18	Cameras and photographic supplies					P	P	P	P	
19	Gifts, novelties and souvenirs					P	P	P	P	
20	Video and music sales and rental					P	P	P	A	
21	Software, computer, and telecommunication sales					P	P	P		
22	Pet stores					P	P	P		
23	Botanical nurseries (no cultivating)						P			
24	Tobacco specialty store						P	P		
	<b>Paper and Allied Products - Manufacturing</b>									
1	Envelopes	P								
2	Bags (except textile bags)	P								
3	Wallpaper	P								
4	Die cut paper and paperboard; and cardboard	P	P							
5	Paperboard boxes and containers	P	P							
6	Building paper and building board	P	P							
	<b>Personal Services</b>									
1	Laundering and dry cleaning - including self service						P			
2	Laundering and dry cleaning - no self service					P	P	P		

3	Linen supply and industrial laundry	P				P			
4	Carpet and furniture cleaning	P				P			
5	House cleaning	P				P	P		
6	Commercial janitorial	P				P			
7	Photography studios					P	P	P	P
8	Beauty and barber services, including esthetics and permanent cosmetics					P	P	P	P
9	Health spas						P	P	P
10	Mortuaries and funeral homes						P		
11	Cemeteries								C
12	Catering services					A	P	P	A
13	Reception centers					P	P	P	
14	Automobile wash automatic						P	P	
15	Automobile wash - self service						P	P	
16	Pet grooming					P	P	P	P
17	Personal fitness (physical therapy, gyms)	p			A	P	P	P	
18	Mixed martial arts (training facility only)					P	P		
19	Dietician and weight loss centers						P	P	
20	Tanning salons					P	P	P	
21	Tattooing and body art						P		
22	Pleating, decorative and novelty stitching, and custom tailoring						P	P	
23	Apparel cleaning and repair						P	P	
<b>Printing, Publishing Industries</b>									
1	Newspapers, books and periodicals; publishing and/or printing	p							
2	Commercial printing	P							
3	Manifold business forms	P							
4	Greeting cards	P							
5	Bookbinding	P							
6	Typesetting	P							
7	Photoengraving	P					P		
<b>Professional Services</b>									
1	Physician or dental services					P	P	P	P
2	Hospitals and medical clinics					P		P	

3	Medical or dental laboratory			P	P		P			
4	Medical clinics - outpatient and residential health care				P		P			
5	Chiropractors				P	P	P	P		
6	Massage therapy and physical therapy				P		P	P		
7	Ophthalmology and optometry services				P		P	P		
8	Legal services and adoption agencies				P	P	P	P	P*	
9	Family and behavioral counsel services				P	P	P	P	P*	
10	Computer software businesses	P		P	P	P	P	P	P*	
11	Engineering, surveying, land planning, environmental and architectural	P					P	P		
12	Educational and scientific research			P	P			P		
13	Accounting, auditing and bookkeeping				P		P	P	P*	
14	Genealogical						P	P	P	
15	Interior design					P	P	P	P	
16	Motion picture production	P	P				P			
*	Second story or higher or basement only									
<b>Professional, Scientific, Photographic and Optical - Manufacturing</b>										
1	Laboratory, and scientific and research instruments	P	P	P						
2	Mechanical measuring and controlling instruments	P	P	P						
3	Automatic temperature controls	P	P							
4	Optical instruments and lenses	P	P	P	P					
5	Surgical and medical instruments and apparatus	P	P	P						
6	Orthopedic, prosthetic, and surgical appliance and supplies	P	P	P						
7	Dental equipment and supplies	P	P	P						
8	Ophthalmic goods	P	P	P	P					
9	Surgical and medical instruments and apparatus	P	P	P						
10	Photographic equipment and supplies	P	P							
11	Watches, clocks, clockwork operated devices, and parts	P	P			P	P			
12	Musical instruments and parts	P	P							

13	Pens, pencils, and other office and artists' materials	P	P				P			
14	Costume jewelry and novelties	P	P			P	P			
15	Morticians' goods	P	P							
<b>Public Assemblies</b>										
1	Amphitheaters							A	P	C
2	Movie or live production theater (no sexually oriented businesses)					P	P	P	P	
3	Drive-in movies						C			C
4	Dance hall					P	P	P		
5	Stadiums, exhibit halls or auditoriums						C	P		C
6	Arenas and field houses						C	P		C
7	Race tracks									C
8	Convention center					P	P	P		C
<b>Railroad and Motor Vehicle Transportation</b>										
1	Railroad rights of way and transportation equipment and facilities		P							
2	Bus passenger terminals (inter-city and local)			P	P		P	P		
3	Bus garaging and equipment maintenance	P	P							
4	Motor freight terminals	P	P							
5	Motor freight garaging and equipment maintenance	P	P							
<b>Recreation Activities</b>										
1	Public or private golf courses									P
2	Riding stables									P
3	Recreation centers and athletic clubs	P			P		P	P		
4	Swimming pools						P	P		
5	Water slides						P	A		
6	Archery and shooting ranges (indoor facilities)	P					A	A		P
7	Archery and shooting ranges (outdoor facilities)									P
8	Ropes course							A		

<b>Repair Services</b>									
1	Automobile repair	P	P				C		
2	Auto body work and restoration	P	P				C		
3	Automobile lube and tune-up						P	P	
4	Automobile detailing					P	P		
5	Appliance and computer repair	P							
6	Machine repair	P					P		
7	Small engine repair	P					P		
8	RV repair	P	P						
9	Diesel and heavy equipment repair	P							
10	Radio and television repair services	P					P		
11	Watch, clock and jewelry repair services	P				P	P	P	
12	Reupholster and furniture repair services	p					p		
13	Towing services - impound	C	C						
14	Towing services - no impound	P	P				A		
15	Painting and powder coating services	P	P						
16	Vehicular exterior application (pin stripping)	p							
<b>Sexually Oriented Businesses</b>									
1	Sexually oriented businesses (as defined in PCC 3, Business License Ordinance)		P						
<b>Stone, Clay and Glass - Manufacturing</b>									
1	Flat glass		P						
2	Glass containers		P						
3	Brick and structural clay tile		P						
4	Ceramic wall and floor		P						
5	Vitreous china, plumbing fixtures, and china		P						
6	Fine earthenware (whiteware), table and kitchen articles		p						
7	Porcelain electrical supplies		P						
8	Concrete brick		P						
9	Concrete products (excluding brick and block)		P						
10	Cut stone and stone products		P						

11	Concrete batch plants		C							
<b>Storage and Accessory Structures</b>										
1	Storage condos	P	P							
2	Storage units	P	P							
3	Storage facilities for machinery and equipment	P	P							
4	Silos for agricultural purposes									P
<b>Transient Lodgings</b>										
1	Hotels and motels						P	P		
2	Bed and breakfast operations					P	P	P	P	
<b>Utilities</b>										
1	Electric transmission right-of-way	C	C	C	C	C	C	C	C	C
2	Electric generation plants		C							
3	Electricity regulating substations	C	C	C	C	C	C	C	C	C
4	Gas pipeline right-of-way (high pressure)	C	C	C	C	C	C	C	C	C
5	Gas pressure control stations	C	C							C
6	Water pipeline right-of-way	P	P	P	P	P	P	P	P	P
7	Water treatment plants (purification)	P	P							P
8	Water storage	P	P							P
9	Irrigation distribution systems	P	P	P	P	P	P	P	P	P
10	Water pressure control stations	P	P	P	P	P	P	P	P	P
11	Sewage treatment plants		C							
12	Sewage sludge drying beds (municipal only)		C							
13	Sewage lift stations	P	P	P	P			P		P
14	Public and private utility rights-of-way	P	P	P	P	P	P	P	P	P
15	Public and private maintenance and utility facilities (public)	P	P	P	P	P	P	P	P	P
16	Public and private maintenance and utility facilities (private)	C	C	C	C	C	C	C	C	C
<b>Wholesale Trade</b>										
1	Automobiles and other motor vehicles	P	P							
2	Tires and tubes	P	P							

3	Prescription drugs, drug proprietary and druggists' sundries	P		P	P					
4	Paints and varnishes	P	P							
5	Dry goods, piece goods and notions	P	P							
6	Apparel and accessories, hosiery and lingerie	P	P							
7	Footwear	P	P			A				
8	Groceries (general line)	P	P							
9	Dairy products	P	P							P
10	Poultry and products	P	P							P
11	Confectionery	P	P							
12	Meat and meat products	P	P							P
13	Fruits and vegetables	P	P							P
14	Grain	P	P							P
15	Electrical equipment, wiring supplies and construction materials	P	P							
16	Electrical appliances, television and radio sets	P	P							
17	Electronic parts and equipment	P	P							
18	Hardware	P	P							
19	Plumbing and heating equipment and supplies	P	P							
20	Air conditioning, refrigerated equipment and supplies	P	P							
21	Commercial and industrial machinery, equipment and supplies	P	P							
22	Farm machinery and equipment	P	P							
23	Transportation equipment and supplies (except motor vehicles)	P	P							
24	Metals and minerals (except petroleum products and scrap)		P							
25	Tobacco and tobacco products	P	P							
26	Beer, wine and distilled alcoholic beverages	P	P							
27	Paper products	P	P							
28	Furniture and home furnishings	P	P							
29	Lumber and construction materials	P	P							
30	Firearms distribution	P	P							